

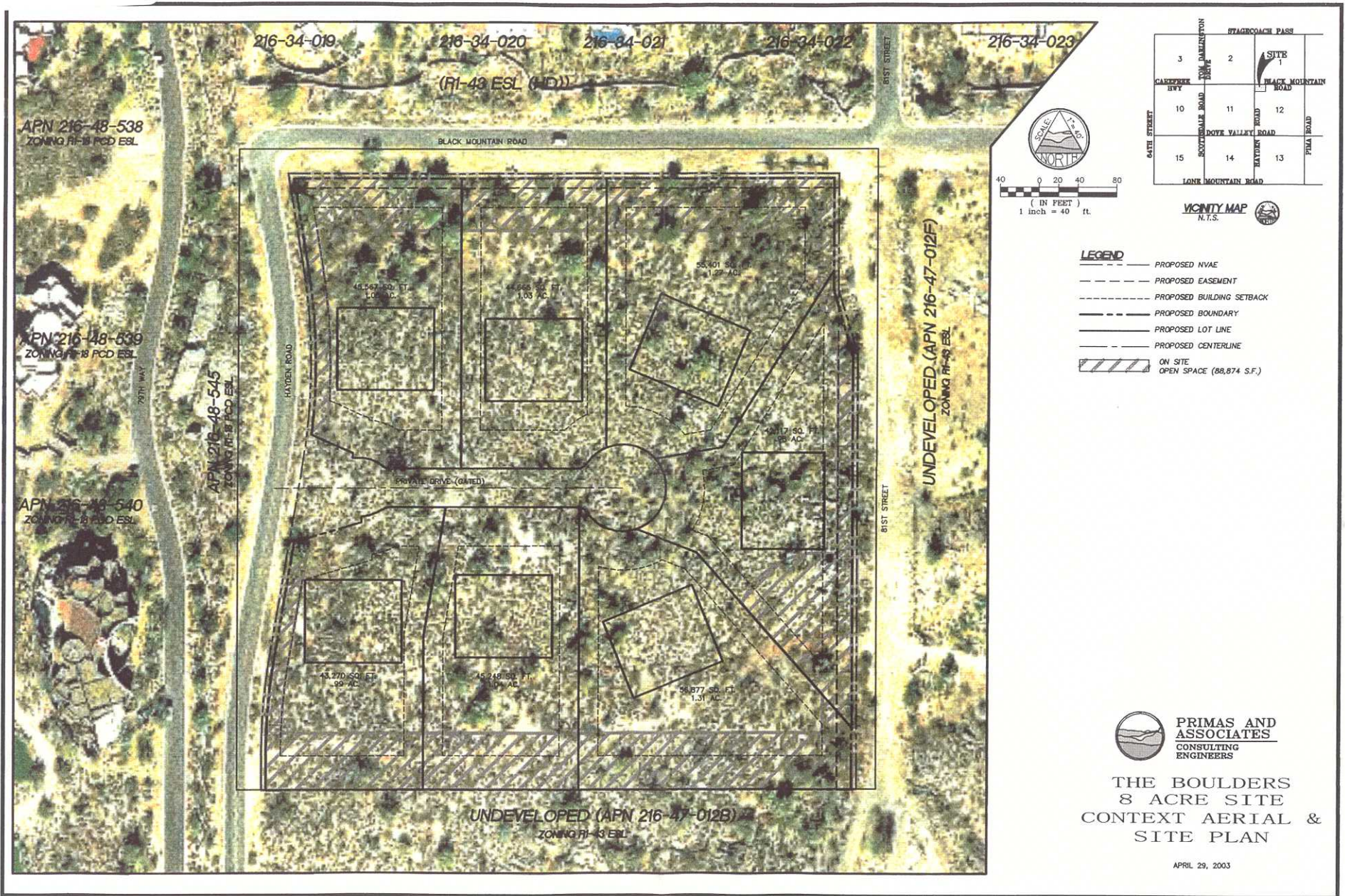
PROJECT NARRATIVE

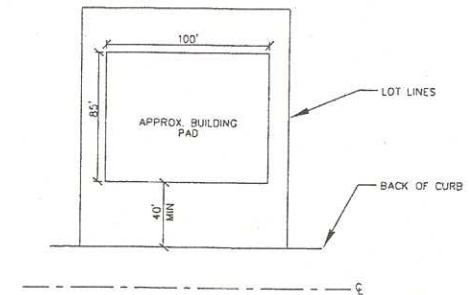
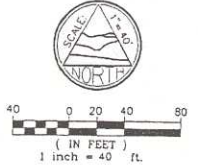
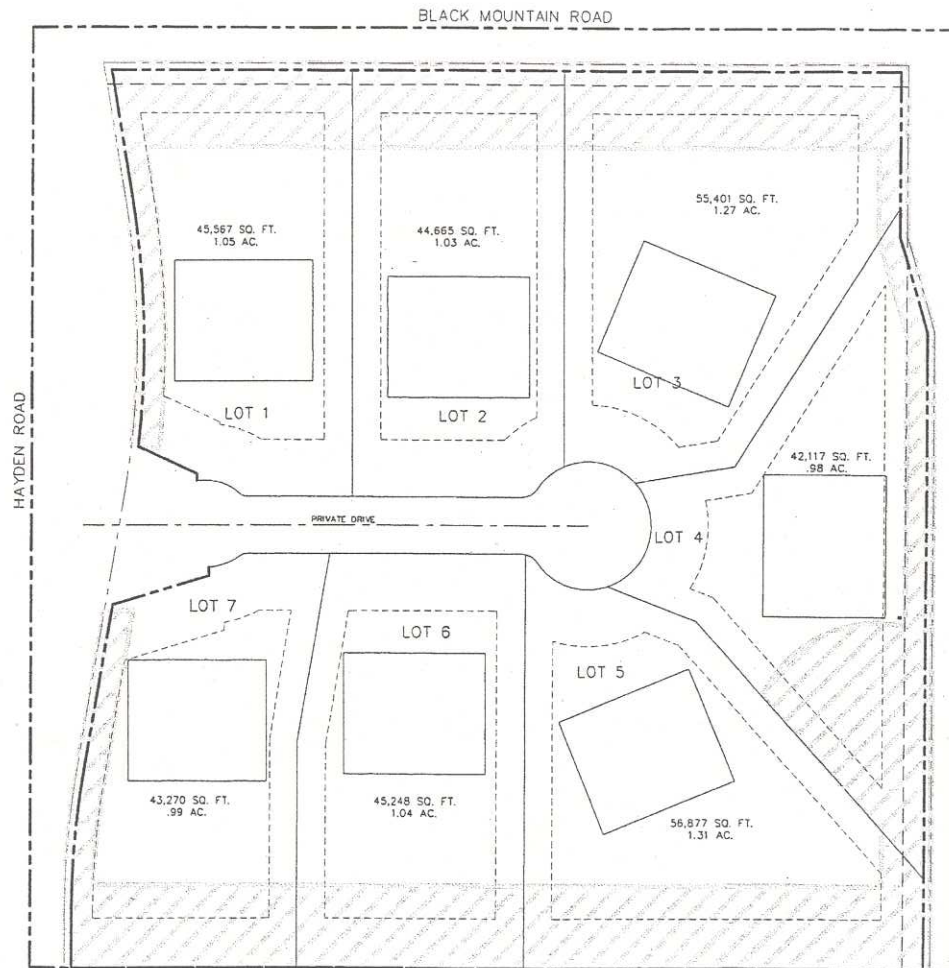
The property is located at the SEC of Hayden Rd. and Black Mountain Rd. The property is 8.079 net acres, is zoned R1-43, is reasonably well vegetated and contains rock out-croppings and boulders (all are less than 20-feet in height). There are no severe slopes. The property gently rises from the NWC to the SEC (about 7-feet). There are no jurisdiction washes.

Description of Proposed Subdivision:

- Entrance is in the center of the frontage to Hayden Rd.
- Proposed subdivision is for 7-lots on a cul-de-sac that is to be a private gated street. An entry feature will be constructed with landscaping.
- An outside perimeter 5-foot wide tract will abut Hayden Rd., Black Mountain Rd., and N. 81st Street. This tract will be owned by the HOA, be encumbered with a 1-foot wide "No-Vehicle Crossing" easement, and will be designated as NAOS (together with portions of the rear of abutting lots). The objective of having the outside tract abutting these streets is to have all lots fronting only to the interior cul-de-sac (no corner lots, no lots with two frontages). The objective is to create a private enclave.
- NAOS is to be located on the outside perimeter of the property. On the boundaries abutting Hayden Rd. and N. 81st Street the NAOS will be 20-feet wide. On the boundary abutting Black Mountain Rd. the NAOS is 50-feet wide. A boulder outcropping on the west-side of the property will be included in the NAOS area. NAOS provided is 97,600 square feet; NAOS required is 95860 square feet.
- Sparsely vegetated areas, including portions gained by r-o-w abandonment are proposed to be re-vegetated using plants that are located in the cul-de-sac and portions of the building area of lots. Such transplanting is subject to the health and suitability of the vegetation and the potential for the plants to survive in the new location as determined by a city approved salvage contractor.
- The lots will be sold for custom homes. We expect the custom-homes of 3,200 to 4,000+ sf and have values in excess of \$800,000.
- Lot widths are to be 150 feet or more at the measured building line (to accommodate a building width of 95-100 feet) with depths of 270 to 300 feet.
- Inside the NAOS area, a three to four foot high decorative perimeter wall is proposed, stucco finish, earth tones, (similar walls are on adjacent property north and west). On top of these walls wrought iron may be added to meet pool security fence requirements. Inside the lots adjacent to N. 81st Street the stucco wall may be 6-feet in height to provide privacy and pool security.
- The subdivision will have CC&R's and Architectural Design Guidelines that will address architectural design requirements for new homes, additions, maintenance, and parking.
- A Homeowners Association will be formed. All property owners will be required to be members and will be assessed fees. The Homeowners Association will maintain the private road, drainage, gates, entry feature, and landscaping as well as administer the CC&R's and architectural guidelines.

14-PP-2003
5-1-03





THE BOULDERS
8 ACRE SITE
PROPOSED BUILDING
ENVELOPE CONCEPT
PLAN

APRIL 29, 2003

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